

**EASTVIEW DUPLEX HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**October 16, 2023**  
**REGULAR MEETING MINUTES**

**CALL TO ORDER:**

The meeting was called to order at 5:00 PM and convened at the community clubhouse.

**BOARD MEMBERS PRESENT:**

Jon Kurtin	Member at Large
Rik Goodman	President
Brian Armstrong	Vice President
Tracie Catibog	Treasurer

**BOARD MEMBERS ABSENT:**

Walley Dutton	Secretary
---------------	-----------

**ALSO PRESENT:**

Cori Shipp	Property Advantage
------------	--------------------

**MINUTES:**

The previous meeting minutes were reviewed. Upon a motion made, seconded and carried, it was:

**RESOLVED;** to approve the Regular Meeting Minutes from August 9, 2023, as presented.

**FINANCIALS:**

The Board reviewed the current Financial Statements. Upon a motion made, seconded, and carried, it was;

**RESOLVED;** to receive and file the September 2023 financials, subject to year-end review by a certified public accountant.

**UNFINISHED BUSINESS:**

**Bids for roof replacement for 17453 Carnton** – Upon a motion made, seconded, and carried, it was;

**RESOLVED;** to approve the bid from SD Roof Doctor in the amount of \$59,312 to do a lift and relay of the existing roof tiles and replace the underlayment since the underlayment has reached its useful life and causing multiple leaks to occur.

**Drain bids** - Upon a motion made, seconded, and carried, it was;

**RESOLVED;** to approve the bid from Landscapes USA in the amount of \$7,591, to replace the clogged landscape drain along the side of 17625 Adena Lane, as well as install a small retaining wall because water is pooling next to the home during heavy rains.

**NEW BUSINESS:**

**Landscape bids for 17622 Marymont** – Upon a motion made, seconded, and carried, it was;

**RESOLVED;** to approve the bid from Landscapes USA in the amount of \$1,890, to install plants on the slope behind 17622 Marymont after the Board discusses the bid in further detail with the landscapers on the upcoming walk through.

**Bid for mulch for 17647 Marymont** – Upon a motion made, seconded, and carried, it was;

**RESOLVED;** to approve the bid from Landscapes USA in the amount of \$879 to install mulch along the side of 17647 Marymont to cover the bare dirt areas.

**Landscape contract increase** - Upon a motion made, seconded, and carried, it was;  
**RESOLVED;** to approve the 4% increase in the landscape maintenance contract.

**Roof maintenance bids** - Upon a motion made, seconded, and carried, it was;  
**RESOLVED;** to approve the bid from SD Roof Dr. in the amount of \$31,000 to do roof maintenance on all homes.

**Approve annual financial review** - Upon a motion made, seconded, and carried, it was;  
**RESOLVED;** to approve the annual financial review conducted by Beck and Company.

**EXECUTIVE MEETING OVERVIEW:**

The Board discussed delinquencies, disciplinary actions, as well as approved the previous Executive Meeting Minutes.

**NEXT MEETING:**

The next meeting is scheduled for December 11, 2023.

**ADJOURNMENT:**

Upon a motion made, seconded and carried, it was resolved to approve adjourning the meeting at 5:55 PM.

Attest: \_\_\_\_\_

Date: \_\_\_\_\_